

Department of Planning and Zoning

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MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Senior Planner
RE: ZP 14-0785CA; 438 Colchester Avenue
Date: March 11, 2014

move it



File: ZP 14-0785CA

Location: 4348 Colchester Avenue

Zone: RL **Ward:** 1

Date application accepted: February 26, 2014 (incomplete)

Additional material submitted: March 5, 2014

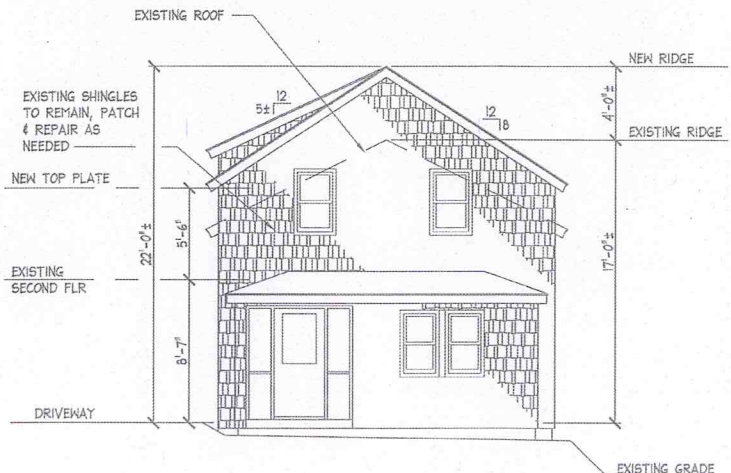
Applicant/ Owner: Nick Greilich

Request: Raise roof height 2 1/2' to meet building code for head height on second floor. Add exterior lighting in front, side, rear. Add pressure treated porch off rear (west) side; skylight on north roof. Replace 2nd floor window west side with full glass door. Vinyl replacement windows throughout.

Background:

- **Zoning Permit 14-0607CA;** Replace windows, remove chimneys, remove vinyl siding, replace south deck same size, remove and replace part of rear foundation, remove basement window on south side, new roof and shed dormer, new bulkhead, vents, gutters. No change to building footprint or single family use. Approved December 31, 2013.
- **Non-Applicability of Zoning Permit Requirements 14-0319NA;** Interior work only. September, 2013.
- **Zoning Permit 81-513;** replace existing stone wall with cement blocks. Emergency situation. Approved May 1981.
- **Zoning Permit 78-706;** erect an outside block chimney with double flue, ground level up. Approved May 1978.

Overview: 438 Colchester Avenue was constructed prior to 1869, and was recently purchased by the applicant. A recent zoning permit application allowed for the removal of exterior



1 EAST ELEVATION
3/16" = 1'-0"

sheathing, chimney, and window replacement. With a building permit for a kitchen remodel, the applicant gutted the interior up to the ridgeline, which significantly diminished the structural integrity of the building, causing it to list. The building inspector required immediate engagement of a structural engineer or face a demolition order. The applicant has chosen to rehab the building, but due to the removal of interior walls, current building code applies. There is insufficient head height per code in the upper floor, requiring significant alteration in order to utilize that space. This application is the result.

The structure is not listed on the Vermont State or National Register of Historic Places; however it has been identified in the *Historic Burlington* research completed by the University of Vermont Graduate Program. (see attached.) Burlington's CDO treats eligibility the same as historic designation, so Article 5, Section 5.4.8 applies. This application seeks guidance from the Design Advisory Board to determine if the structure retains sufficient merit to treat as historic (requiring compliance with Sec. 5.4.8), based on integrity of the structure and current conditions.

PART 1: LAND DIVISION DESIGN STANDARDS

Not applicable.

PART 2: SITE PLAN DESIGN STANDARDS

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

This is a very small lot (3,738 sf.) that drops off significantly to the rear. Little natural features of merit exist.

(b) Topographical Alterations:

The previous permit for a new foundation/retaining wall will require the approval of the city engineer to complete (due to the proposed height and significant grade change in the rear.)

(c) Protection of Important Public Views:

Not applicable.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

The application does not include the inclusion of solar, wind, water or other alternative energies. No significant shadowcast is anticipated on neighboring properties.

(f) Brownfield Sites:

None identified.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

An EPSC plan is not required for this application, as no soil disturbance is proposed.

Three porches are included on the plan; the front porch is already enclosed, the side and rear porches have no identified canopy or roof cover to protect residents from inclement weather. The rear porch may not demand one, but the side entry should have some roof cover for the benefit of residents entering from the parking area.

(h) Building Location and Orientation:

Building is existing. Not applicable.

(i) Vehicular Access:

No change proposed. This is a shared driveway with two parking spaces for the single family home.

(j) Pedestrian Access:

No change to existing. Not applicable.

(k) Accessibility for the Handicapped:

This is encouraged, but not required for a single family residence.

(l) Parking and Circulation:

No change to existing plan. Driveway is shared; 2 parking spaces in the rear.

(m) Landscaping and Fences:

No landscaping is included within this plan.

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

*Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per **Sec 5.5.2**.*

Submission materials include a residential grade exterior fixture, and a floodlight. The former is acceptable; the later is not as spotlights are not acceptable in residential settings unless substantiated for need by submission of a safety plan. A directed light with upper baffling and on a motion sensor may be considered; otherwise a full cut-off fixture will be required.

(p) Integrate infrastructure into the design:

The applicant needs to define the location of meters, mailboxes, mechanical equipment, dumpsters, or any other accessory structures on a site plan or building elevation, as appropriate.



**PART 3:
ARCHITECTURAL
DESIGN STANDARDS**

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

This is an existing 1 ½ story building that is proposed to have its roof raised 2 ½ feet

higher to accommodate headroom required by current code. The code implication became necessary because the applicant removed all interior walls and sheathing, so alteration from a building code perspective is viewed as “new construction.”

The height change will not be noticeably different from the existing, but it will change the historic massing of the existing structure.

2. Roofs and Rooflines.

A gable roof is proposed, with a full side gable. The house currently has a gabled roof; dormers are common add-ons to expand living space. Within the neighborhood, this is a repeated theme.

3. Building Openings

Window patterns are proposed to be replicated, although in a higher location on the 2nd floor due to the proposed roof change. The rear is illustrated with a new door onto a deck; this is a secondary façade, where greater flexibility may be exercised.

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

See Section 5.4.8, below.

(c) Protection of Important Public Views:

There are no public views from this site. Not applicable.

(d) Provide an active and inviting street edge:

The previous permit allowed for the removal of vinyl siding, and installation of new (wood clad) windows. The proposal to utilize shakes will greatly improve the appearance of the structure. The applicant has requested vinyl windows if the DAB finds that this structure does not merit status as historic. This is at the discretion of the DAB.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

Vinyl has never been considered a quality building material, but appropriate for new construction or within non-design review districts. The applicant has been approved to complete significant upgrades to the building (new siding, roofing, windows, porches) but has returned with a new application to request the roof height increase and vinyl windows. If the DAB determines that this building may meet eligibility standards for age, **but not for merit**, there would be no requirement to meet the second half of this standard ("*the most appropriate repair, restoration or replacement of historic building materials.*")

(f) Reduce energy utilization:

New structures should incorporate the best available technologies and materials in order to maximize energy efficient design. All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

New structures should take advantage of solar access where available, and shall undertake efforts to reduce the impacts of shadows cast on adjacent buildings where practicable, in order to provide opportunities for the use of active and passive solar utilization.

All development is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances, as well as the new certificate of energy efficiency as required by the State of Vermont. It will be the applicant's obligation to provide that prior to issuance of a Certificate of Occupancy.

Shadow impacts are not anticipated to be problematic, as the proposed increase in roof height will not measurably affect neighboring properties.

The addition of solar is always encouraged in new construction.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2 (p), above.

(i) Make spaces secure and safe:

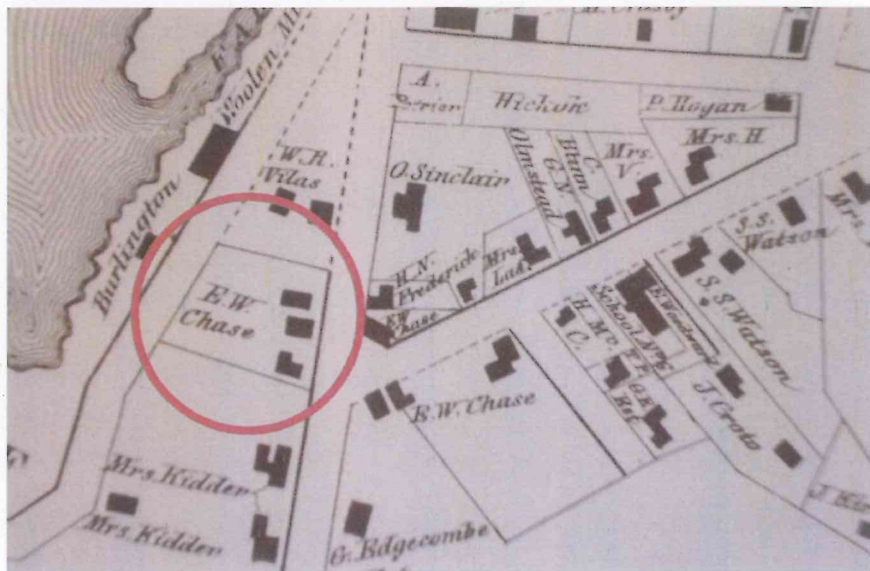
Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible, to maximize personal safety.

All applicable building and life safety code, as defined by the building inspector and the fire marshal, shall be required.

See Sec. 6.2.2. (o) for comments on safety at entrances and parking areas, re:lighting.

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:



To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

As such, a building or site may be found to be eligible for listing on the state or national register of historic places and subject to the provisions of this section if all of the following conditions are present:

1. The building is 50 years old or older;

438 Colchester Avenue was constructed prior to 1869, so is greater than 50 years old.

2. The building or site is deemed to possess significance in illustrating or interpreting the heritage of the City, state or nation in history, architecture, archeology, technology and culture because one or more of the following conditions is present:

A. Association with events that have made a significant contribution to the broad patterns of history;

Per UVM's research, this group of homes was owned by E. W. Chase, a prosperous owner of Chase and Smith, a sash, door and blind factory. It is not likely that he lived here, but across Colchester Avenue on the street named in his honor. It is likely he provided some worker housing, as was customary in manufacturing at that time.

Related to that industrial history of Burlington, this building would be associated with significant contributions to the broad patterns of Burlington's (and Winooski's) past.

or,

B. Association with the lives of persons significant in the past;

Mr. Chase may be considered to be an important contributor to the growing industrialization of Burlington prior to the Civil War.

or,

C. Embodiment of distinctive characteristics of a type, period, or method of construction, or representation of the work of a master, or possession of high artistic values, or representation of a significant or distinguishable entity whose components may lack individual distinction;

438 Colchester Avenue is a common residential building type in Burlington's history; small, 1 ½ story residential wood (timber) frame on a major transportation route appropriate to its time. In location it is clearly associated with the growing industrialization of Burlington (Winooski Falls being one of the most active industrial areas in the first half of the 19th century.) Although it does retain its scale, massing, proportion, location, and setting, its materials, feeling, and workmanship do not clearly convey its history. The building has been significantly altered with

replacement siding, roofing, windows, a new exterior chimney and enclosed porch. Any investment in this property would be an improvement; but to be clear, raising the roof will extinguish any historic integrity that remains. The DAB is tasked with assigning historic eligibility or not, which will ultimately determine whether the remainder of this section applies.

or,

D. Maintenance of an exceptionally high degree of integrity, original site orientation and virtually all character defining elements intact;

As noted, the structure has been significantly altered. What remains is its location, orientation, and massing.

or,

E. Yielding, or may be likely to yield, information important to prehistory;

No archaeological resources have been identified on site.

and,

- 2. The building or site possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.*

Location and setting remain. Design, materials, workmanship, feeling and association may be lost.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

Its use historically was a residential structure; that is proposed to remain.

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or **alteration of features, spaces, and spatial relationships** that characterize a property will be avoided.*

Raising the roof will alter the proportion, massing and spatial relationship that characterizes the existing structure.

- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Dormers are a typical alteration to a shallow pitch gable roof. A higher roofline (with full dormer) will eliminate the existing proportion and massing of the structure.

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

None identified.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

There are no distinctive materials, finishes or construction techniques that are evident. The timber frame is within, and therefore not visible.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

The application is not for repair but substantial alteration of an existing roof. There is no physical evidence that the roof was previously higher than is evident today.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Not applicable.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

No archaeological resources have been identified on-site. Not applicable.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, **features, and spatial relationships** that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, **and massing** to protect the integrity of the property and its environment.*

If the DAB determines that the existing structure merits review as a historic building, then the proposal to raise the roof conflicts with this standard as it will change the spatial relationships and massing of the existing building.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

As proposed, the new (raised) roof may be considered irreversible.

Staff recommendation:

438 Colchester Avenue may not meet all eligibility standards under Section 5.4.8 (b) to be viewed as an historic structure. If the DAB makes this finding, then Section 5.4.8 would not apply, and raising the roof and alternate replacement windows may be considered.

If the DAB determines that sufficient integrity remains to consider the property an historic resource worthy of preservation, then all the standards of Section 5.4.8 will apply, including retention of the existing roofline (even if it will result in the loss of 2nd floor living space.)

Vinyl windows are never considered acceptable replacements for historic structures, nor highly durable building material of quality under Section 6.3.2. (d).

Items for Consideration:

1. The DAB is tasked with defining whether the existing building, in its present condition, merits review as a historic structure. If it does, than Article 5, Section 5.4.8 applies.
2. The side porch should have a roof cover/canopy to protect residents from inclement weather.
3. Floodlights are not acceptable in residential settings. A full cut-off light fixture will be required, or a directed light with baffling to prevent light spill, activated on a motion sensor. Spec sheets must be submitted to staff for review and approval.
4. The applicant needs to define the location of meters, mailboxes, mechanical equipment, dumpsters, or any other accessory structures on a site plan or building elevation, as appropriate.
5. Pressure treated railings, balusters or handrails shall be painted or stained within 2 years of issuance of the zoning permit.
6. Skylight is acceptable.
7. Standard Permit Conditions 1-15.

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PLANNING & ZONING



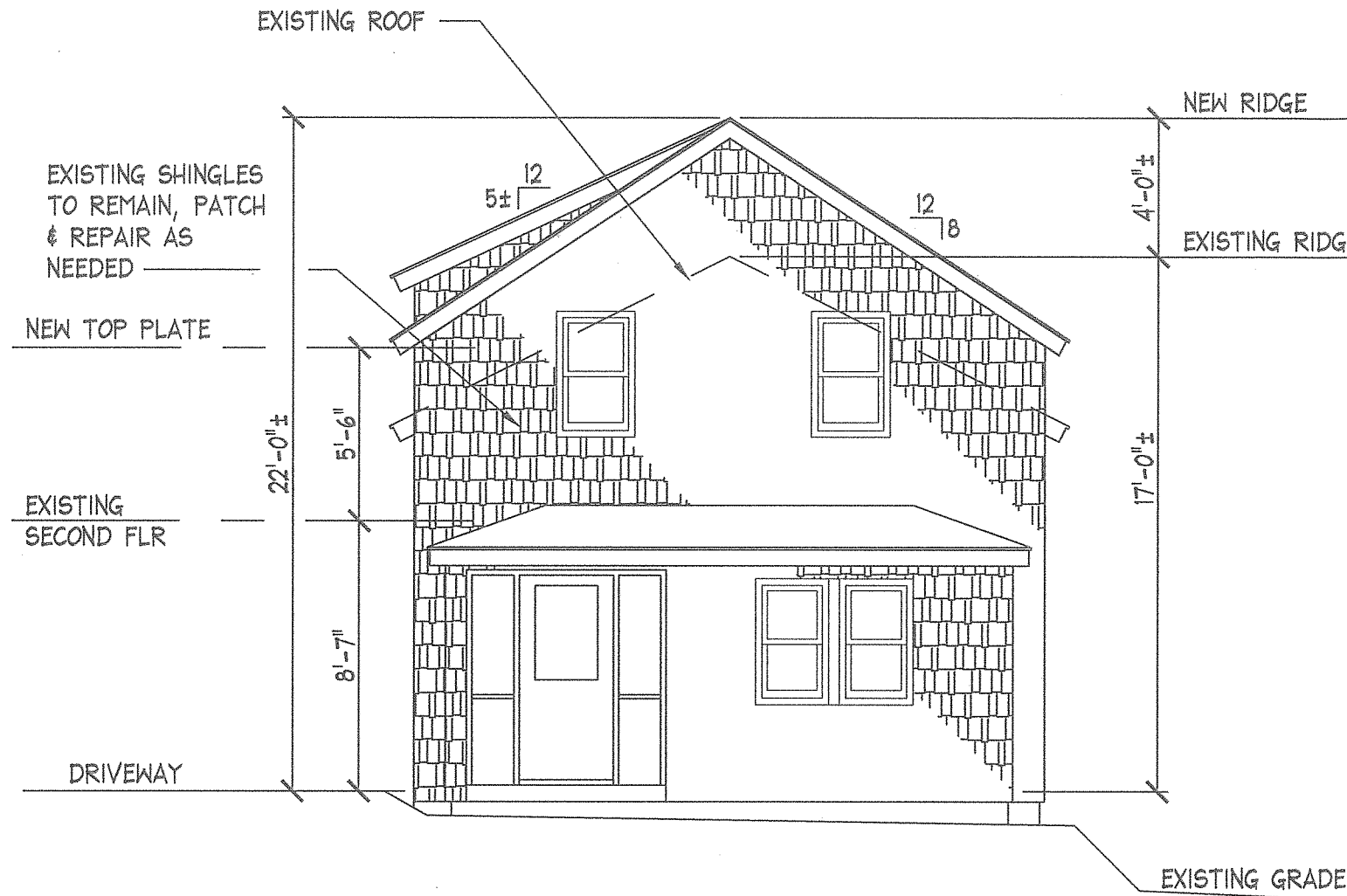
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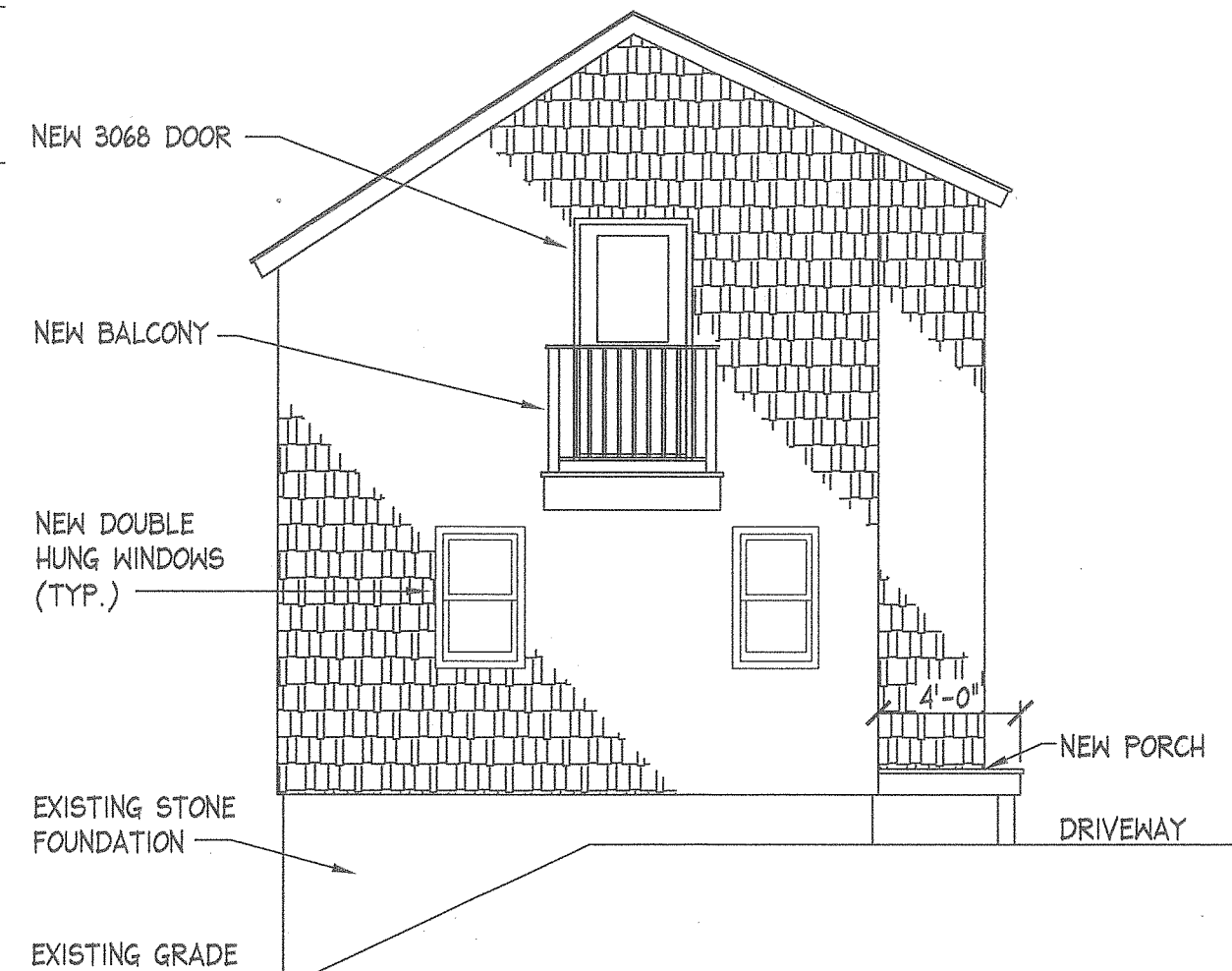
STEVE GUILD DESIGN, LLC

1 STEELE STREET, SUITE 108 BURLINGTON, VT 05401

PHONE: 802-363-1482 EMAIL: steve@stevegulldesign.com



1 EAST ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"



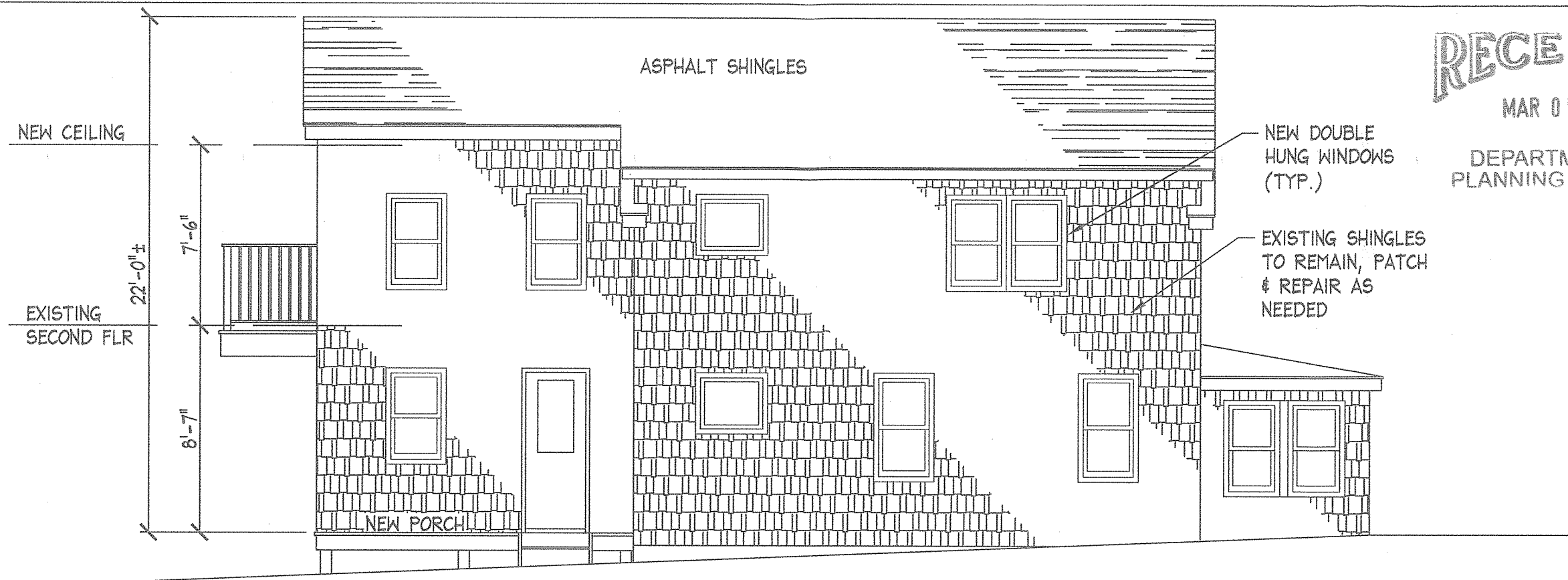
NO.	DATE	REVISION

438 COLCHESTER AVE
RENOVATION TO EXISTING HOUSE
BURLINGTON, VERMONT

SCALE:	AS NOTED
DATE:	7
DRAWN BY:	SCG
CHECKED BY:	SCG
PROJECT:	-
SHEET TITLE:	-

NEW
ELEVATIONS

DATE: MARCH 3RD, 2014



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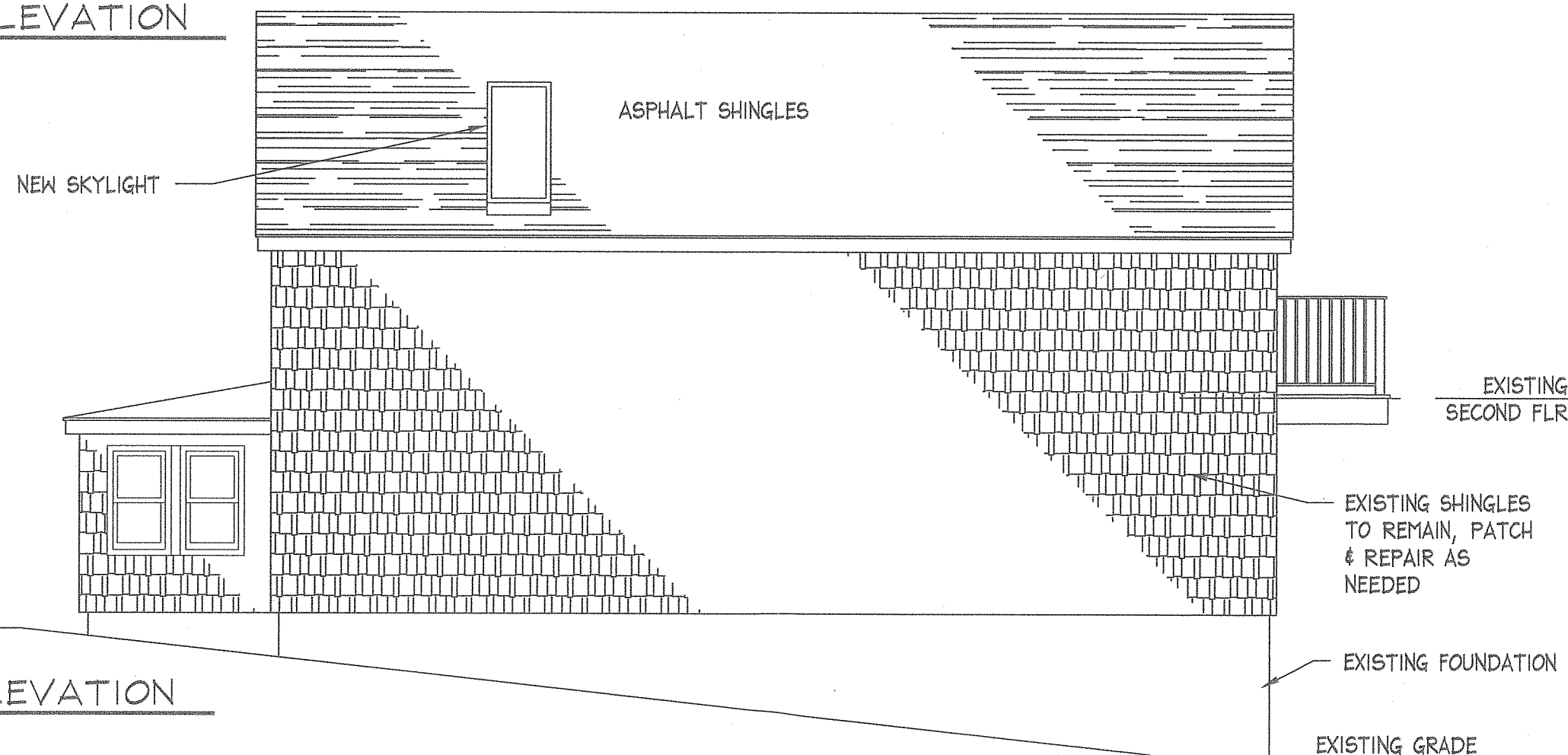
STEVE GUILD DESIGN, LLC

1 STEELE STREET, SUITE 108 BURLINGTON, VT 05401

PHONE: 802-363-1482 EMAIL: steve@steveguildesign.com

NO.	DATE	REVISION

1 NORTH ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

438 COLCHESTER AVE
RENOVATION TO EXISTING HOUSE
BURLINGTON, VERMONT

SCALE:	AS NOTED
DATE:	?
DRAWN BY:	ECG
CHECKED BY:	ECG
PROJECT:	-

SHEET TITLE:

NEW
ELEVATIONS

DATE: MARCH 3RD, 2014



BURLINGTON 1869



438 COLCHESTER AVENUE

Constructed prior to 1869, 438 Colchester Avenue is a two-story, two-by-two bay, dwelling clad in synthetic siding. The house is oriented toward the southeast with the gable-front façade facing Colchester Avenue. A double, shed roof dormer is present on the south elevation. There is a full width, one-story, hipped roof, enclosed porch on the front elevation. Sanborn Fire Insurance maps from the late 1880's up until 1978 identify 438 Colchester Avenue as a one and one-half story rectangular dwelling.

438 Colchester Avenue is listed on the 1869 Beers atlas map as "E. W. Chase." The 1870 census identified E. W. Chase as a fifty-one year old white male whose place of birth was New Hampshire. E. W. Chase appears to have led a prosperous life in Burlington according to newspaper articles describing the successes of his sash, door and blind factory. (1) Burlington city directories from 1865 to 1871 listed an E. W. Chase with the firm of Chase and Smith as having a house near Winooski Falls. From 1871-1872, the directory listed E. W. Chase with the firm of Chase and Smith as living in a house near the Winooski Bridge. A George W. Chase, an employee of Chase and Smith was also listed as having a house near the Winooski Bridge.

The 1890 Hopkins map of Burlington lists "Mrs. E" at 438 Colchester Avenue. From 1900-1902 the Burlington city directory identified Mrs. Louise Ladue, widow of Gabriel. Charles and Louise Ladue are shown in the 1905 Burlington city directory. Mrs. Louise Ladue is listed in 1910 Burlington city directory at 438 Colchester Avenue, while Charles Ladue appears to have moved to 434 Colchester Avenue.

The 1920 Burlington city directory identified Benjamin Boyd, an employee at the American Woolen Company. By 1930, Ira J. Paquette, a mechanic, resided at 438 Colchester Avenue. Ira J. Paquette remained in residence through 1940, although he was listed as a janitor at City Hall. (2)

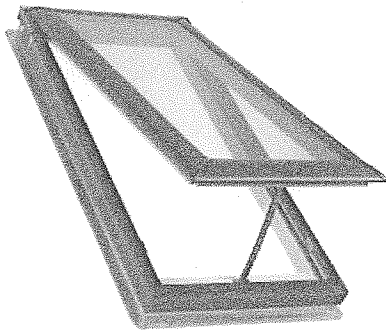
(1) Historical Records Society. *Index to the Burlington Free Press* (Montpelier, Vermont: Historical Records Society, 1869-1870).

(2) Manning, H. A. *Burlington, Winooski, Essex Junction Directory* (Springfield, Massachusetts: H. A. Manning Company, 1940).

[return](#)

Your Store:
S Burlington, VT

Your Store: South Burlington, VT



VELUX Fits Rough Opening 30.06-in x 45.75-in Venting Laminated Skylight
(Actuals: 33.06-in x 48.75-in)

Item #: 89321 | Model #: VS M06 2004

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\$609.94

 **Get 5%* Off Every Day or Special Financing****
Minimum Purchase Required

VELUX flashing kit required, sold separately

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FREE
Store Pickup

Your order will be ready for pickup from
Lowe's Of S Burlington, VT by
03/12/2014.

Lowe's Truck Delivery

Your order will be ready for delivery to
you from Lowe's Of S Burlington, VT
by 03/12/2014.

Parcel Shipping

Unavailable for This Order

Sent by carriers like UPS,
FedEx, USPS, etc.

VELUX Fits Rough Opening 30.06-in x 45.75-in Venting Laminated Skylight
(Actuals: 33.06-in x 48.75-in) **\$609.94**

Description

Fits Rough Opening 30.06-in x 45.75-in Venting Laminated Skylight (Actuals: 33.06-in x 48.75-in)

- The manual "Fresh Air" skylight is ideal for filling your home with natural light and fresh air
- 10-year "No Leak" installation warranty requires a roof pitch between 14 and 85 degrees, and skylight must be installed with VELUX EDL (shingle roof,) EDW (tile roof,) or EDM (metal roof) flashing kit, which are sold separately
- Features Clean, Quiet & Safe glass with a Neat® glass coating to keep your skylight cleaner, while reducing unwanted outside noise, and increasing safety with laminated glass, which building codes require for out of reach applications
- Make a design statement and increase your light control with VELUX blinds and shades (sold separately)
- ZCT 300 manual control rod for venting skylights is available for out of reach applications (sold separately)

Specifications

Skylight Style	Venting	ENERGY STAR Qualified Northern Zone	Yes
Exterior Frame Material	Aluminum	ENERGY STAR Qualified North/Central Zone	Yes
Interior Frame Material	Woodbase	ENERGY STAR Qualified South/Central Zone	Yes
Frame Color	Neutral gray	ENERGY STAR Qualified Southern Zone	Yes
Glass Type	Tempered glass over laminated glass	Glazing Type	Laminated
Glass Tint	No	Shade/Blind Color	N/A
Glass Insulation	Low-E argon	Shade/Blind Style	N/A
Skylight Installation Type	Deck mount	Shade/Blind Operation	N/A
Warranty	10-year limited	Shade/Blind Power Source	N/A
Rough Opening Height (Inches)	45.75	Blinds Included	No
Rough Opening Width (Inches)	30.06	Actual Length (Inches)	5.0
Hardware Included	Yes	Actual Width (Inches)	33.06
Flashing Included	No	Actual Height (Inches)	48.75
		Color/Finish Family	White

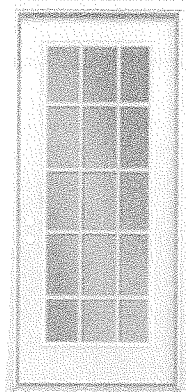
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DEPARTMENT OF
PLANNING & ZONING

Your Store:
S Burlington, VT

Your Store: South Burlington, VT



ONLY AT LOWE'S

ReliaBilt 36-in x 80-in 15-Lite Prehung Inswing Steel Entry Door

Item #: 327972 | Model #: 327972

★★★★★

\$259.00

Was: \$279.00

Save 7%

Interior view shown; lockset bore not shown, refer to specifications

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FREE

Store Pickup

Your order can be available for pickup in Lowe's Of S Burlington, VT today.

Lowe's Truck Delivery

Your order will be ready for delivery to you from your selected store.

Parcel Shipping

Unavailable for This Order

Sent by carriers like UPS, FedEx, USPS, etc.

ReliaBilt 36-in x 80-in 15-Lite Prehung Inswing Steel Entry Door \$259.00

Description

36-in x 80-in 15-Lite Prehung Inswing Steel Entry Door

- Durable steel entry door construction with high-performance glass frame
- Energy-saving insulated inner core
- Steel security lock plate
- Pre-bored for lockset and deadbolt

Specifications

Glass Style	Clear
Glass Caming	N/A
Glass Insert Shape/Style	Rectangle
Brickmould	Yes
Door Swing	Inswing
Jamb Width (Inches)	4 5/8
Door Width (Inches)	36.0
Door Height (Inches)	80.0
Rough Opening Height (Inches)	82.25
Rough Opening Width (Inches)	38.25
Masonry Opening Height (Inches)	83.75
Masonry Opening Width (Inches)	41.25
Sill Type	Adjustable
Sill Finish	Mill
Weatherstripping	Yes
Lockset Bore	Yes
Warranty	Limited lifetime
Collection Name	N/A
Type	Full lite
Prefinished	No
Primed	Yes
Paintable	Yes
Stainable	No
Caming Option	N/A
Vented Glass with Screen	No

Construction	Insulating core
Glass Insulation	Low-E insulating
Lockset Option	Ready for lockset and deadbolt
Ready to Install with Frame	Yes
Tempered Glass	Yes
Look and feel of real woodgrain	No
Fire Resistant	No
Lowe's Exclusive	Yes
Blinds Between the Glass	No
Weatherstripping Type	Compression
Prefinish Color	None
Optional Additions Available	Sidelites
Sidelite Width (Inches)	14.0
Transom Shape	Rectangular
Door Style	15-lite
ENERGY STAR Qualified Northern Zone	Yes
ENERGY STAR Qualified North/Central Zone	Yes
ENERGY STAR Qualified South/Central Zone	Yes
ENERGY STAR Qualified Southern Zone	Yes
Iris Technology	No
Door Handing	Right

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Classic features

The Harvey Classic vinyl double hung replacement window offers a variety of styles, colors and options to meet any homeowner's needs. The Classic window is custom made to fit with very little carpentry needed, reducing installation time and mess. Our sleek fully welded sash and frame design provides a one-piece sloped sill and better performance than ordinary vinyl windows, with an air-tight seal that keeps wind and water where they belong – outside. Consult your professional contractor to discuss which options are right for you.

- ENERGY STAR® qualified with optional ENERGY STAR glazing package
- Available with BetterGrain™ premium woodgrain finish
- Factory calibrated block & tackle sash balances never need adjustment or lubrication
- Ventilation limit latches that keep top or bottom sash partially open
- Locking fiberglass half screen
- Color-matched hardware with Brassstone and optional Brushed Nickel
- Vinyl head expander and adjustable vinyl sill expander
- Available with optional Harvey Virtually Invisible Enhanced Window Screen (VIEWS)



Tilt-in top
and bottom
sash for
easy cleaning.



More saving.
More doing.

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Williston #4501 (Change)

PRO Site Tool & Truck Rental Installation Services and Repair Gift Cards Help

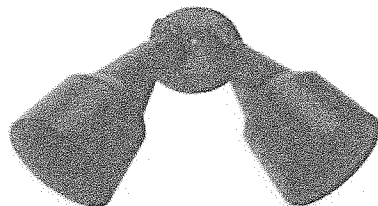
PEAR

Yosemite Home Decor Exterior Lighting Wall Mount 2-Light Halogen Exterior Flood, Brown

Model # HE3002BR Internet # 202752443

★★★★★ (2) Write a Review +

\$32.40 / each



PRODUCT SOLD : Online Only
Item cannot be shipped to the following state(s): GU,PR,VI

PRODUCT OVERVIEW

Outdoor Floods by Yosemite Home Decor are designed to illuminate the exterior of your home. These lights help brighten the outside of your home to help provide light during the night. This piece is also available in white (HE3001WH), black (HE3003BL) and antique black (HE3004AB). This fixture requires two 150-watt PAR bulbs (not included).

- Sturdy steel construction perfect for outdoor installation
- Uses two 150 watt Halogen light bulbs (not included)
- Contemporary design an easy match to almost any structure
- Design installs easily in the wall or posts to light up passageways, walkways and hallways
- UL-rated for wet locations
- Also available in white

SPECIFICATIONS

Adjustable Detection Sensitivity	No	Adjustable Lamp Head	Yes
Assembled Depth (in.)	5.591 in	Assembled Height (in.)	9.37 in
Assembled Width (in.)	5.591 in	Bulb Type	Halogen
Certifications and Listings	No Certifications or Listings	Detection Range (ft.)	0
Dusk to Dawn	No	ENERGY STAR Certified	No
Exterior Lighting Product Type	Flood Lights	Glass/Lens Type	No glass/lens
Light Bulb Base Code	Medium	Light Source	Halogen
Manufacturer Warranty	1	Motion Sensing	No
Number of Bulbs Required	2	Outdoor Lighting Features	Adjustable Lamp Head, Weather Resistant
Product Height (in.)	9.37 in	Product Length (in.)	5.591 in
Product Weight (lb.)	1.521 lb	Product Width (in.)	5.591 in
Range of Motion	0	Returnable	90-Day
Solar Powered	No	Timer Included	No
Wattage (watts)	150 W	Weather Resistant	Yes



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FRONT X2 + SIDE

Hampton Bay Wall-Mount 1-Light Outdoor Aged Iron Lantern

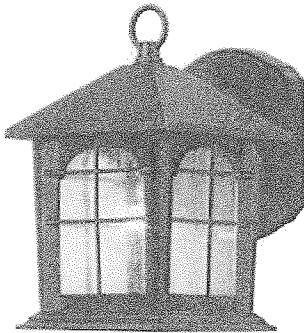
Model # HB48023P-151 Internet # 100536900 Store SKU # 997388

★★★★ (22) Write a Review +

\$29.97 / each

7 in Stock at Williston #4501
Aisle 29 Bay 015
(change pick up store)

PRODUCT SOLD : Online & In Store
Item cannot be shipped to the following state(s): GU,VI



PRODUCT OVERVIEW

The Hampton Bay Wall-Mount Outdoor Lantern combines craftsmanship and attention to detail to create a beautiful fixture that's designed to add a touch of style to smaller porches or back door areas. The lantern is made from durable, weather-resistant cast aluminum with an aged iron finish and seeded glass panels that create a diffused effect when lit.

- Rugged cast aluminum housing is ideal for outdoor installation
- Seeded glass panes create a diffused effect when illuminated
- 5-1/2 in. width is ideal for lighting up smaller porches or back doors
- Weather-resistant housing protects against damage due to exposure to the elements
- Uses one 100-watt medium-base bulb

SPECIFICATIONS

Assembled Depth (in.)	7 in	Assembled Height (in.)	9 in
Assembled Width (in.)	5.5 in	Bulb Type	Incandescent
Certifications and Listings	1-UL Listed	Dusk to Dawn	No
ENERGY STAR Certified	No	Exterior Lighting Product Type	Lanterns
Glass/Lens Type	Seedy	Light Source	Incandescent
Manufacturer Warranty	One Year Limited Warranty	Motion Sensor	No
Number of Bulbs Required	1	Outdoor Lighting Features	Weather Resistant
Product Height (in.)	9 in	Product Length (in.)	7 in
Product Weight (lb.)	2.33 lb	Product Width (in.)	5.5 in
Returnable	90-Day	Size	Small
Solar Powered	No	Style	Transitional
Wattage (watts)	100 W	Weather Resistant	Yes

SHIPPING OPTIONS

Most orders process within 1 business days.

Please allow 3 to 5 business days for Standard Shipping in addition to order processing time, which varies by product. Items deliver by small parcel service.

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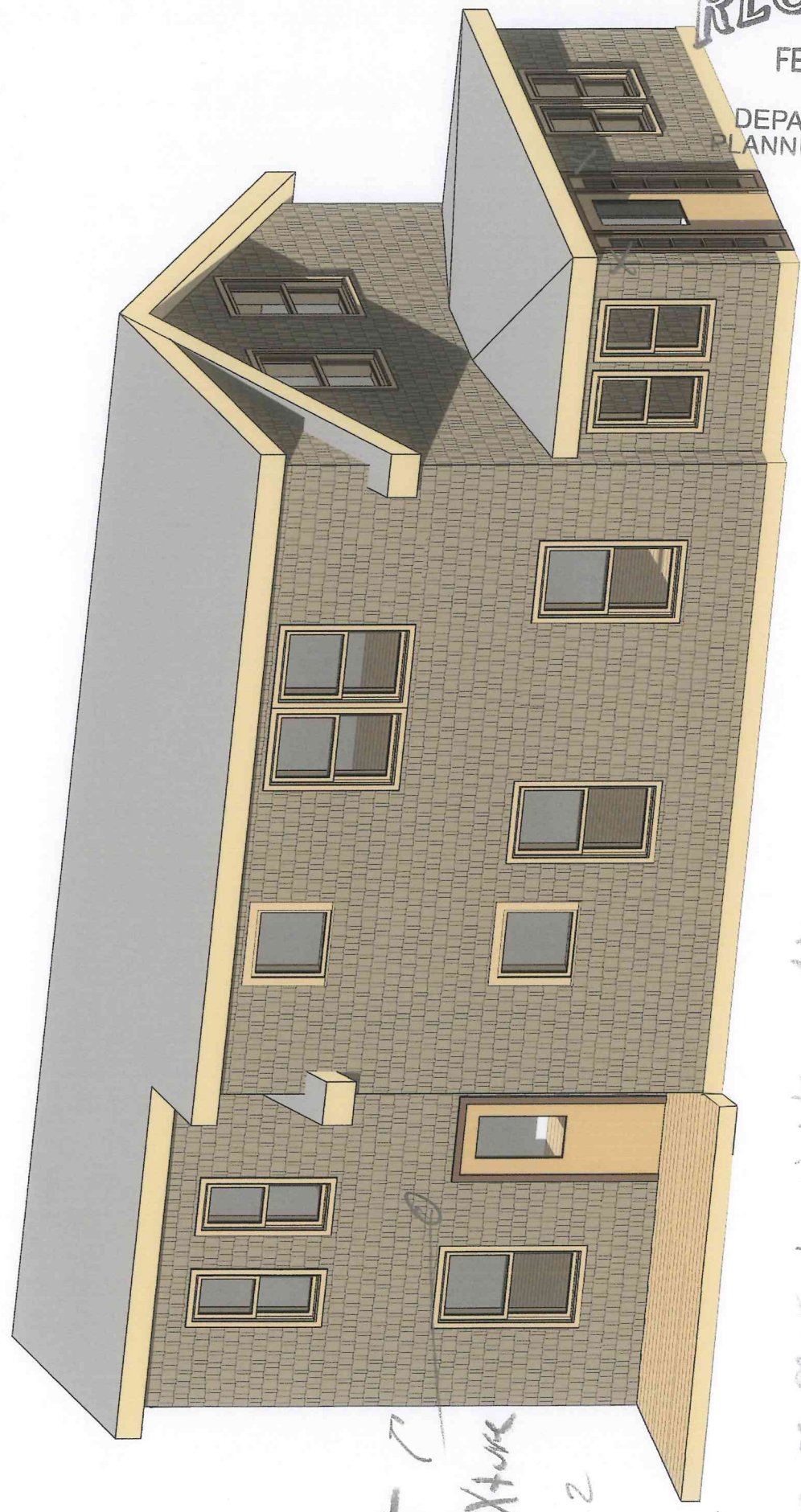
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1st Floor
Fixture
x2

- One on rear to light parking area

- One by door